

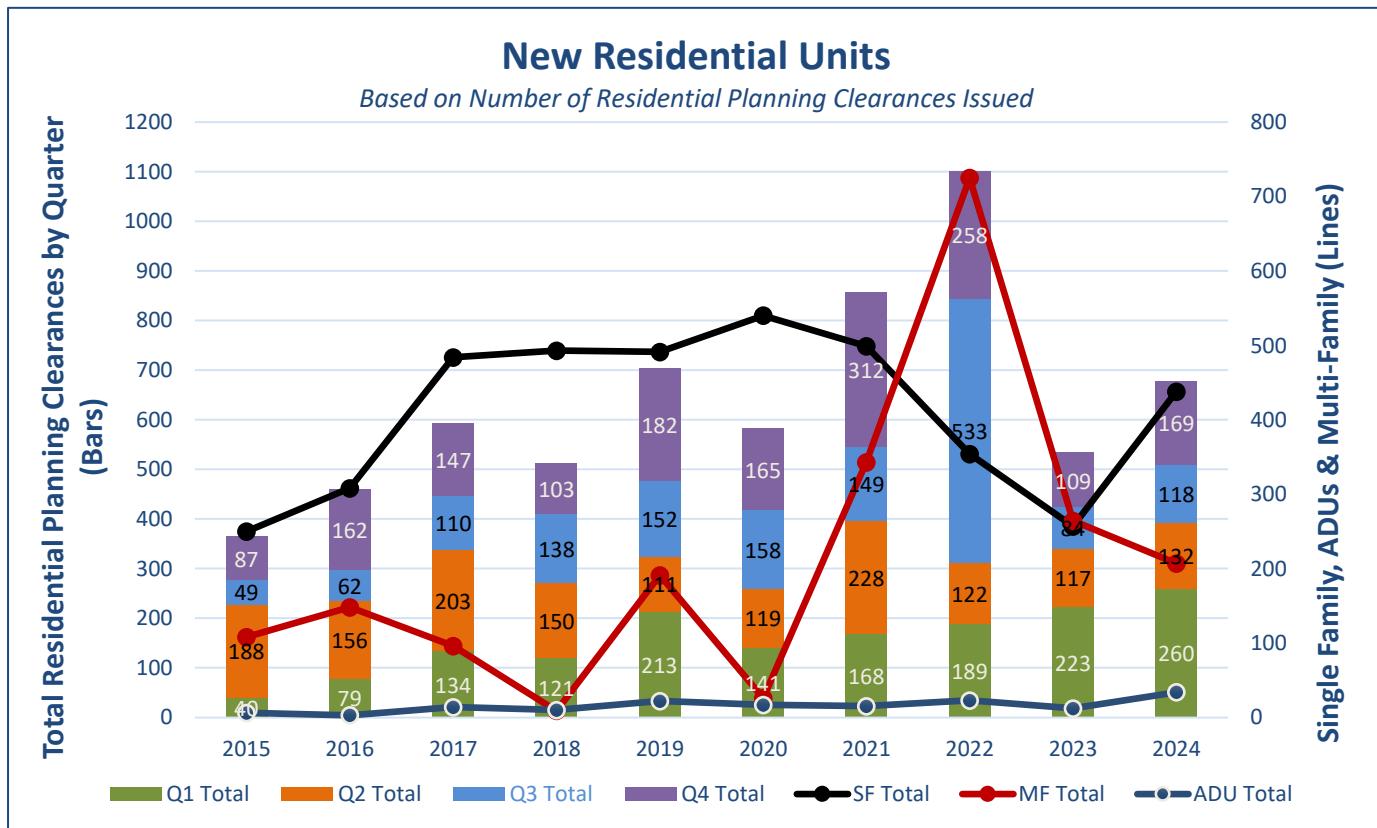


PLANNING CLEARANCES

The table and graph below represent the number of New Residential Units based on Single Family, ADU's and Multi-Family Planning Clearances approved for each month on an annual basis.

From 01/01/2015 to 12/31/2024

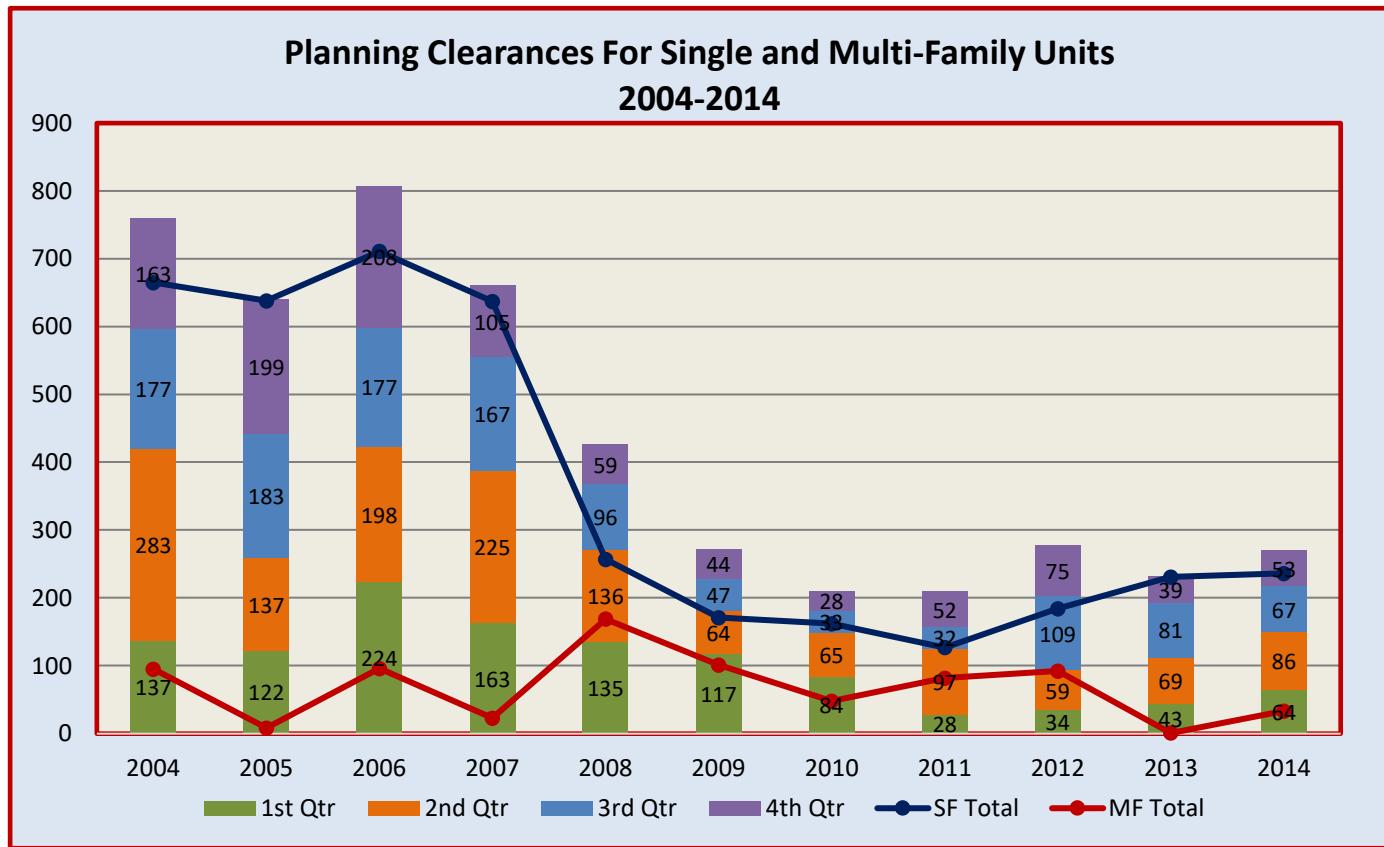
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	8	36	39	42	34	53	40	20	9
	February	13	19	38	31	32	50	59	49	66
	March	19	24	57	48	147	38	69	120	148
	Q1 Total	40	79	134	121	213	141	168	189	223
2nd Quarter	April	99	31	39	53	52	39	64	43	22
	May	20	34	47	53	32	28	57	49	60
	June	69	91	117	44	27	52	107	30	35
	Q2 Total	188	156	203	150	111	119	228	122	117
3rd Quarter	July	27	21	24	32	39	46	38	119	27
	August	10	14	38	62	68	42	67	50	28
	September	12	27	48	44	45	70	44	364	29
	Q3 Total	49	62	110	138	152	158	149	533	84
4th Quarter	October	32	39	45	29	66	68	115	14	24
	November	29	43	52	25	100	25	46	23	59
	December	26	80	50	49	62	72	151	221	26
	Q4 Total	87	162	147	103	228	165	312	258	109
	Year End	364	459	594	512	704	583	857	1102	533
	SF Total	250	308	484	493	491	540	499	354	257
	MF Total	108	148	96	9	191	26	343	725	264
	ADU Total	6	3	14	10	22	17	15	23	12
										34



RESIDENTIAL PLANNING CLEARANCES

Residential housing units are initiated with a Planning Clearance from the City and include the total units from single and multifamily Planning Clearances. The graph and table below represent new housing units proposed in City Limits from 2003 through 2013.

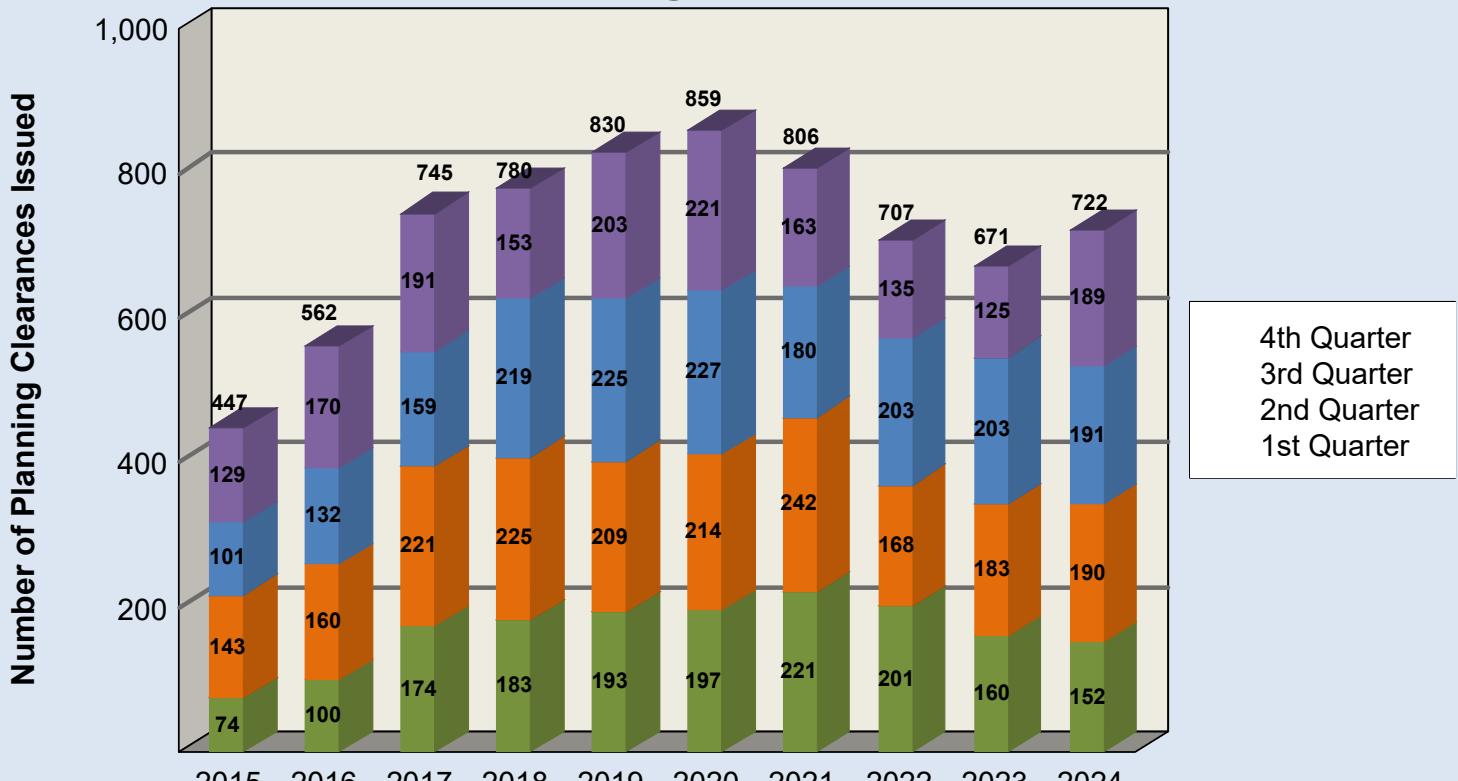
Planning Clearances For Single and Multi-Family Units											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	42	24	49	45	21	12	4	11	7	12	13
February	41	44	50	32	91	88	56	9	8	22	20
March	54	54	125	86	23	17	24	8	19	9	31
1st Qtr	137	122	224	163	135	117	84	28	34	43	64
April	61	29	64	71	51	20	30	31	15	30	23
May	151	43	46	83	33	13	18	11	26	22	38
June	71	65	88	71	52	31	17	55	18	17	25
2nd Qtr	283	137	198	225	136	64	65	97	59	69	86
July	96	81	60	66	26	14	4	18	14	22	23
August	38	44	59	60	37	13	15	9	16	30	21
September	43	58	58	41	33	20	14	5	79	29	23
3rd Qtr	177	183	177	167	96	47	33	32	109	81	67
October	42	44	74	39	35	12	8	12	23	12	17
November	40	71	72	41	9	13	11	15	27	15	20
December	81	84	62	25	15	19	9	25	25	12	16
4th Qtr	163	199	208	105	59	44	28	52	75	39	53
Year Total	760	641	807	660	426	272	210	209	277	232	270
SF Total	665	638	711	637	257	171	162	127	184	231	236
MF Total	95	8	96	23	169	101	48	82	92	1	33



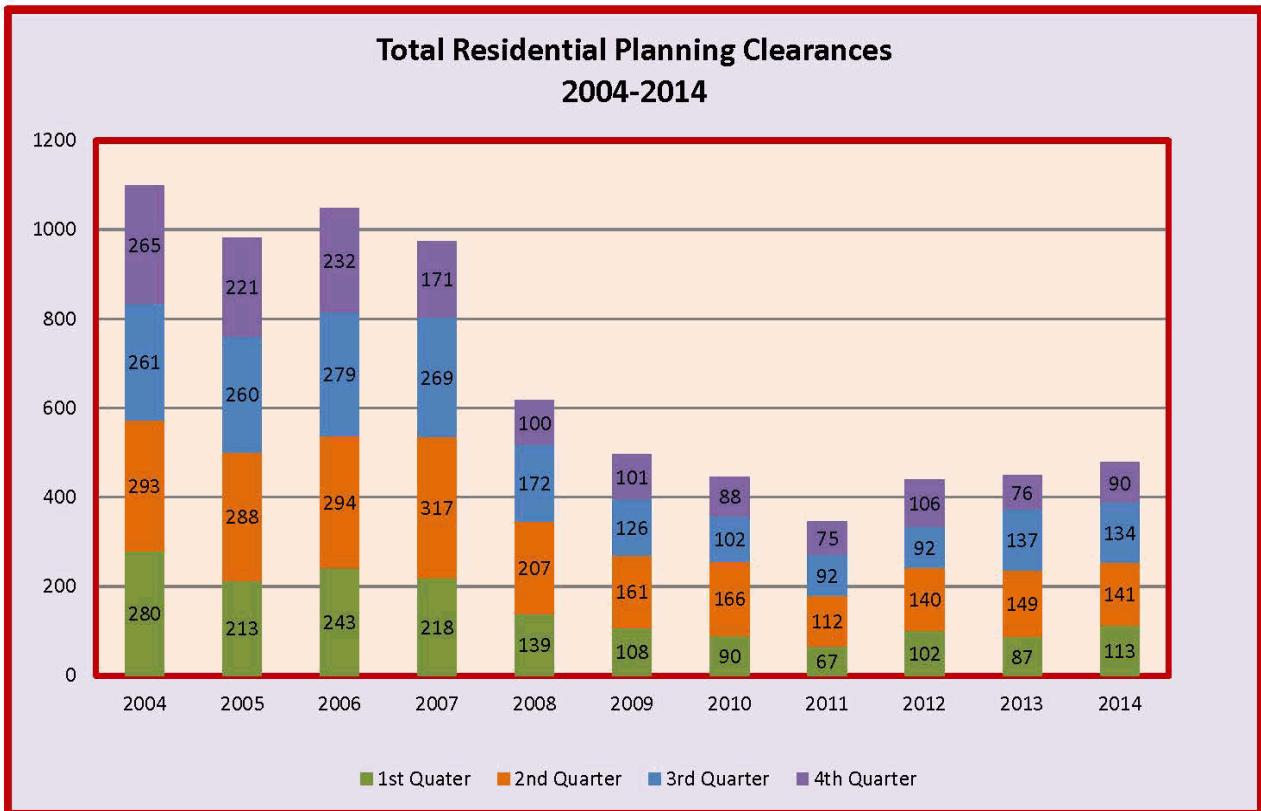
PLANNING CLEARANCES
The table and graph below represent the total number of Residential Planning Clearances approved for each month on an annual basis.
From 01/01/2015 to 12/31/2024

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
1st Quarter	January	17	21	44	59	57	75	50	33	23	
	February	21	29	56	46	54	59	80	69	62	
	March	36	50	74	78	82	63	91	99	75	
	Q1 Total	74	100	174	183	193	197	221	201	152	
2nd Quarter	April	60	50	74	82	83	59	95	69	80	
	May	36	69	69	77	67	54	76	43	57	
	June	47	41	78	66	59	101	71	56	46	
	Q2 Total	143	160	221	225	209	214	242	168	190	
3rd Quarter	July	44	41	41	55	62	73	57	50	49	
	August	31	36	57	86	89	66	77	104	93	
	September	26	55	61	78	74	88	46	49	61	
	Q3 Total	101	132	159	219	225	227	180	203	191	
4th Quarter	October	52	53	68	56	69	89	63	33	41	
	November	40	70	64	38	46	39	68	40	43	
	December	37	47	59	59	88	93	32	62	41	
	Q4 Total	129	170	191	203	153	221	163	135	125	
	Year End	447	562	745	780	859	830	806	707	671	722

Planning Clearances



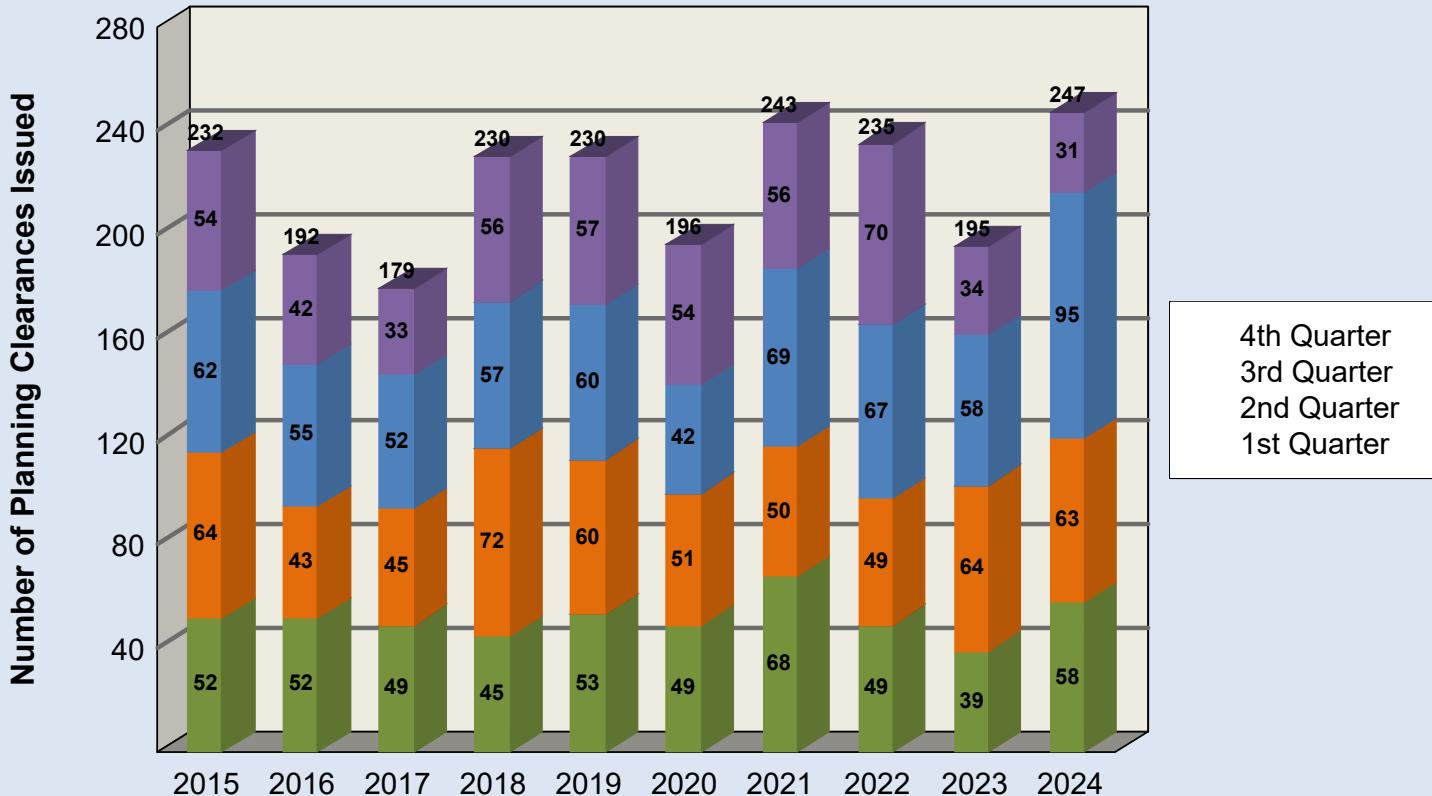
Total Residential Planning Clearances											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	83	61	73	66	37	24	14	20	18	23	21
February	80	65	69	63	48	31	26	20	30	35	36
March	117	87	101	89	54	53	50	27	54	29	56
1st Qtr	280	213	243	218	139	108	90	67	102	87	113
April	86	96	97	100	71	63	69	41	47	62	44
May	102	86	81	122	61	43	47	37	55	47	42
June	105	106	116	95	75	55	50	34	38	40	55
2nd Qtr	293	288	294	317	207	161	166	112	140	149	141
July	91	127	85	102	54	41	27	37	31	37	47
August	94	65	114	95	64	36	43	30	39	52	40
September	76	68	80	72	54	49	32	25	22	48	47
3rd Qtr	261	260	279	269	172	126	102	92	92	137	134
October	70	64	81	67	41	55	36	21	47	33	32
November	80	56	80	63	27	30	25	29	27	24	36
December	115	101	71	41	32	16	27	25	32	19	22
4th Qtr	265	221	232	171	100	101	88	75	106	76	90
Year Total	1099	982	1048	975	618	496	446	346	440	449	478



PLANNING CLEARANCES
The table and graph below represent the number of
Non-Residential Planning Clearances approved for each
month on an annual basis.
From 01/01/2015 to 12/31/2024

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	17	21	17	12	21	11	19	14	16
	February	14	17	10	15	16	23	20	18	22
	March	21	14	22	18	16	15	29	17	20
	Q1 Total	52	52	49	45	53	49	68	49	58
2nd Quarter	April	19	14	17	27	21	18	17	14	18
	May	16	19	14	22	24	14	13	19	26
	June	29	10	14	23	15	19	20	16	19
	Q2 Total	64	43	45	72	60	51	50	49	63
3rd Quarter	July	25	16	17	15	23	14	25	24	35
	August	14	18	20	29	23	11	27	23	25
	September	23	21	15	13	14	17	17	20	35
	Q3 Total	62	55	52	57	60	42	69	67	95
4th Quarter	October	21	11	11	16	27	23	26	35	9
	November	13	17	14	20	13	11	14	19	17
	December	20	14	8	20	17	20	16	13	5
	Q4 Total	54	42	33	56	57	54	56	70	31
	Year End	232	192	179	230	230	196	243	235	195
										247

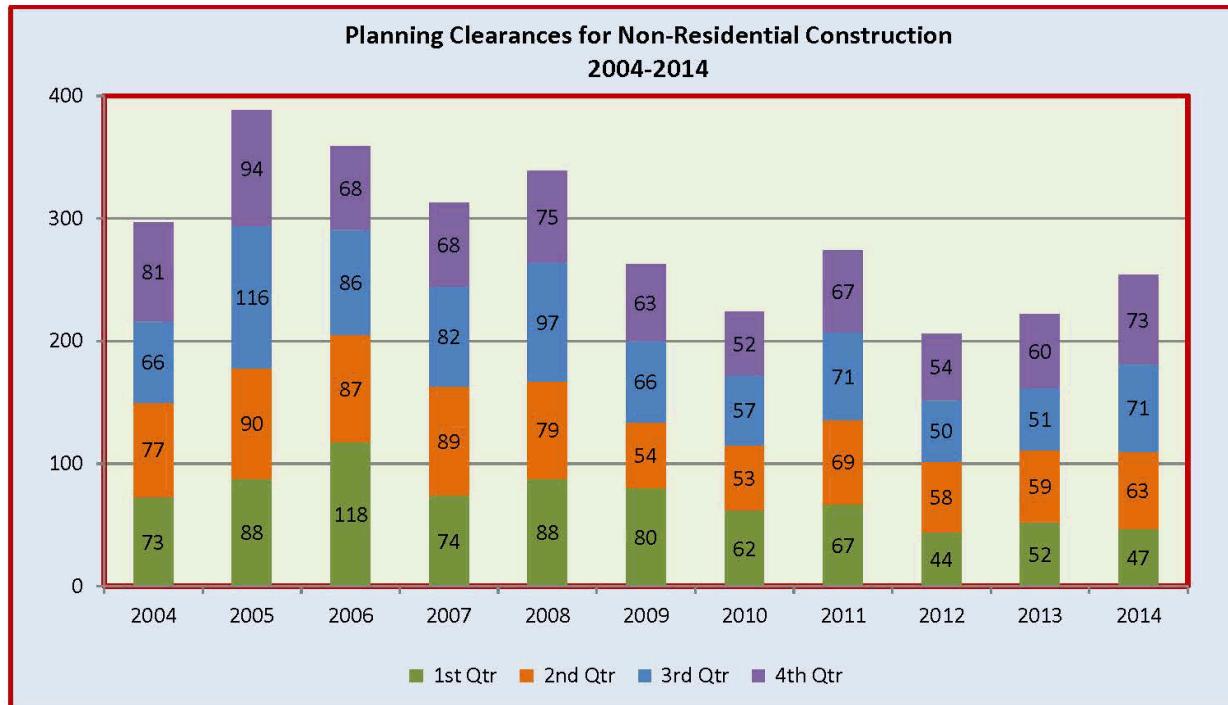
Planning Clearances



NON-RESIDENTIAL PLANNING CLEARANCES

Non-Residential construction is initiated with a Planning Clearance from the City and includes new construction, additions, accessory buildings and interior remodels. The graph and table below represent non-residential construction within the City limits from 2004 through 2014.

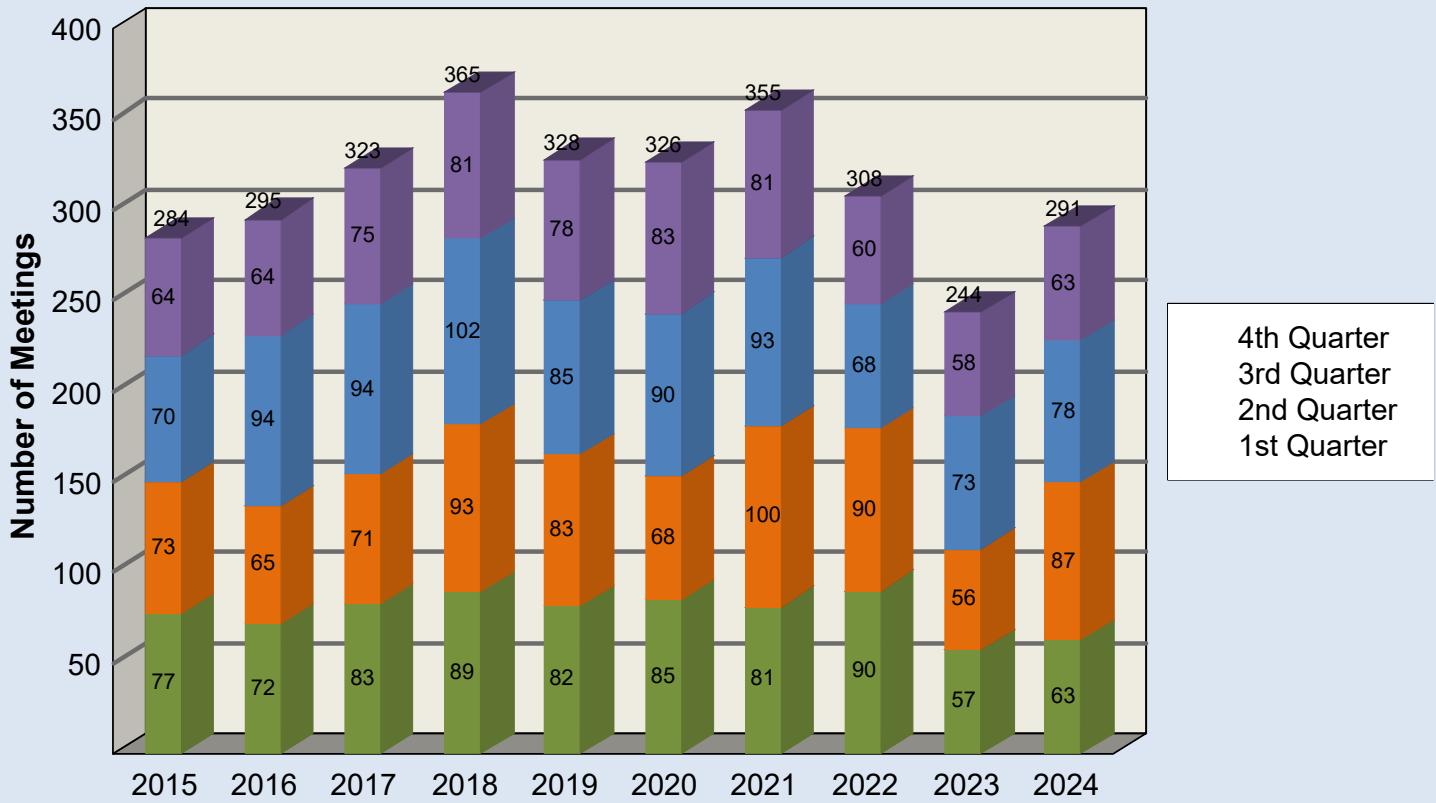
Planning Clearances for Non-Residential Construction												
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
January	24	30	32	23	27	25	12	23	13	19	13	
February	18	26	42	25	32	26	25	17	14	19	23	
March	31	32	44	26	29	29	25	27	17	14	11	
1st Qtr	73	88	118	74	88	80	62	67	44	52	47	
April	27	26	38	27	28	24	14	24	26	18	21	
May	23	39	18	31	24	9	19	21	12	18	25	
June	27	25	31	31	27	21	20	24	20	23	17	
2nd Qtr	77	90	87	89	79	54	53	69	58	59	63	
July	20	41	30	32	36	21	27	23	14	11	29	
August	23	41	32	24	24	18	15	18	21	18	19	
September	23	34	24	26	37	27	15	30	15	22	23	
3rd Qtr	66	116	86	82	97	66	57	71	50	51	71	
October	32	31	21	22	28	19	14	31	24	30	25	
November	17	36	23	29	18	28	24	17	13	16	28	
December	32	27	24	17	29	16	14	19	17	14	20	
4th Qtr	81	94	68	68	75	63	52	67	54	60	73	
Year Total	297	388	359	313	339	263	224	274	206	222	254	



PLANNING MEETINGS
The table and graph below represent the number of General Meetings, Preapplication Meetings and Neighborhood Meetings for each month on an annual basis.
From 01/01/2015 to 12/31/2024

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	29	24	29	31	32	26	18	28	17
	February	20	28	27	30	29	28	28	18	20
	March	28	20	27	28	21	31	35	34	22
	Q1 Total	77	72	83	89	82	85	81	90	57
2nd Quarter	April	27	15	24	39	36	20	37	29	19
	May	20	26	28	25	23	18	28	26	17
	June	26	24	19	29	24	30	35	35	20
	Q2 Total	73	65	71	93	83	68	100	90	56
3rd Quarter	July	22	24	35	34	30	31	28	22	26
	August	22	36	31	39	20	29	31	26	27
	September	26	34	28	29	35	30	34	20	21
	Q3 Total	70	94	94	102	85	90	93	68	78
4th Quarter	October	25	20	34	36	23	30	31	24	23
	November	22	21	22	26	25	27	25	25	19
	December	17	23	19	19	30	26	25	11	22
	Q4 Total	64	64	75	81	78	83	81	60	58
	Year End	284	295	323	365	328	326	355	308	244
		284	295	323	365	328	326	355	308	291

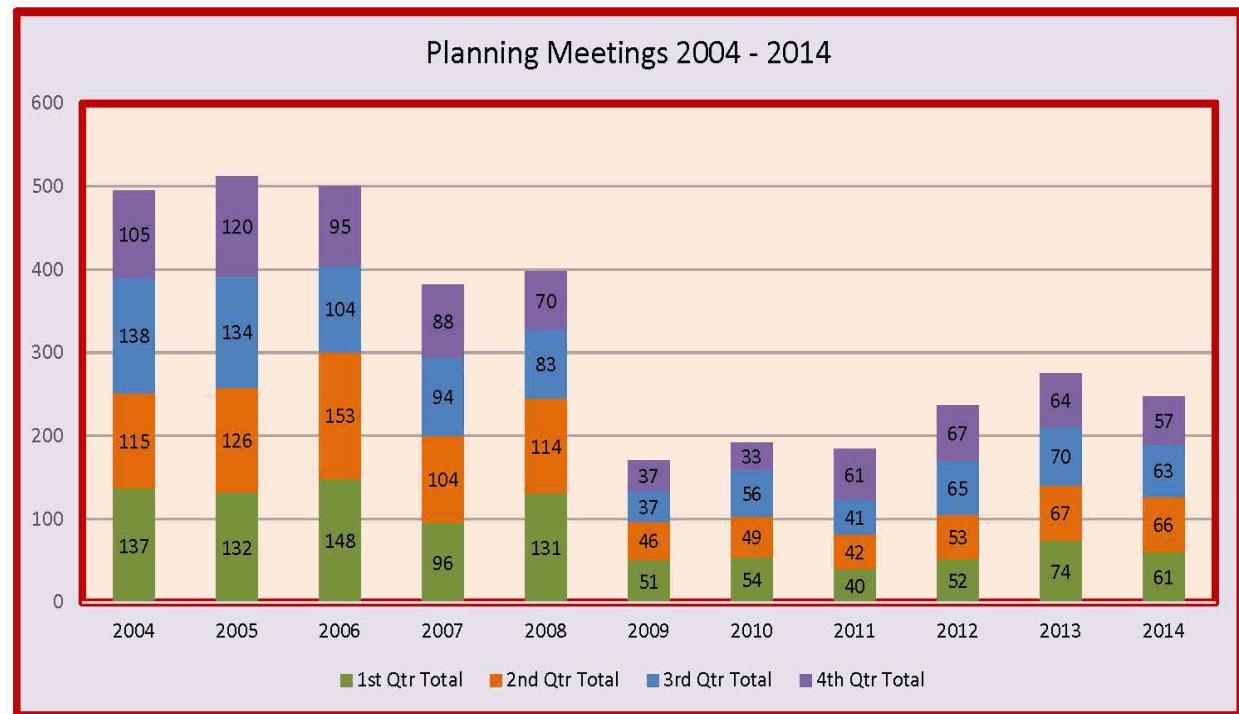
Planning Meetings



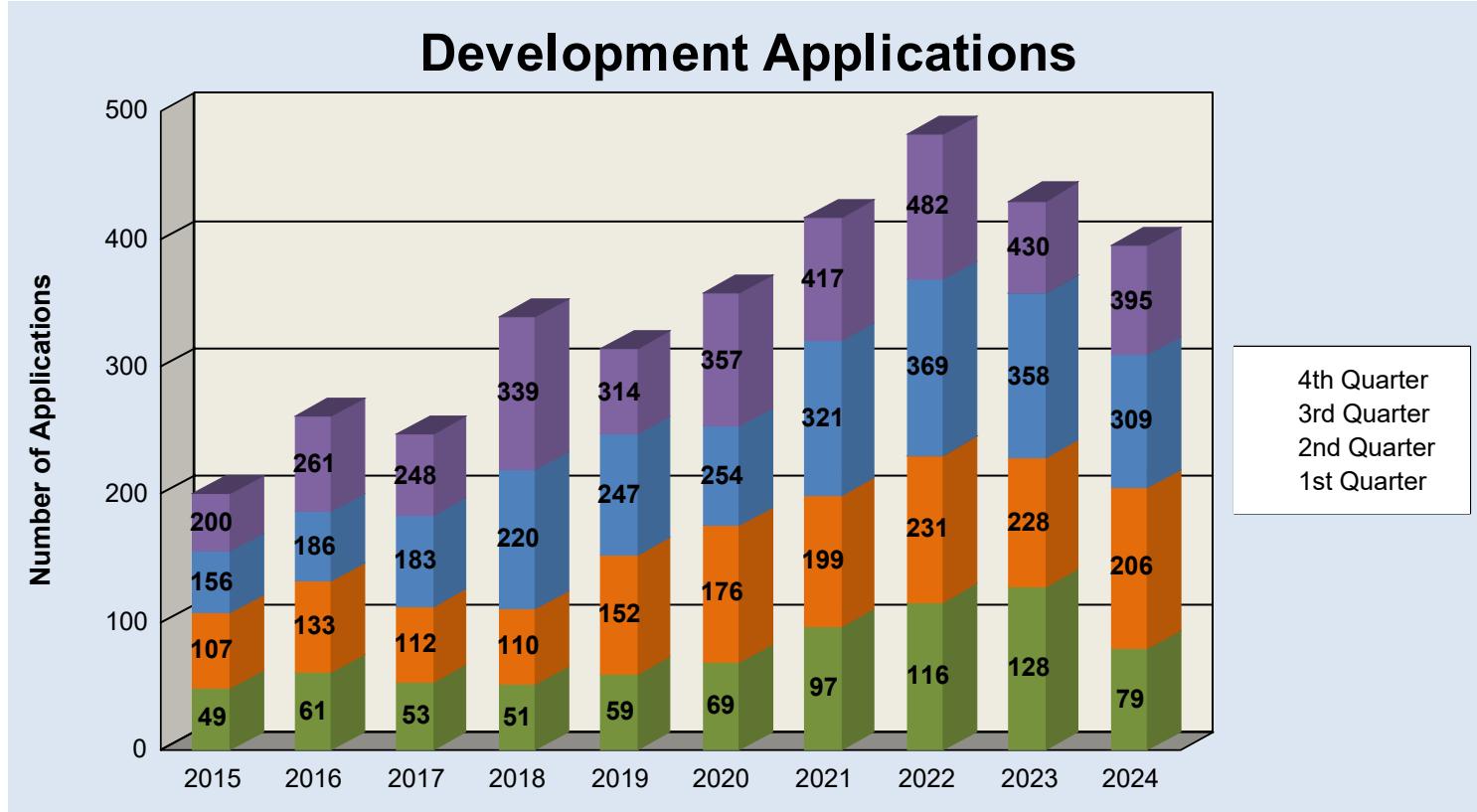
Planning Meetings

Planning meetings are offered for discussion of proposed projects and for discussion of the requirements for submitting a development application. Pre-Application meetings are also available for a more in depth discussion of a project prior to submittal of a development project. The table and graph below represent the meetings requested by applicants and scheduled 2004 through 2014 and show a year to year comparison.

City of Grand Junction Planning Meetings 2004-2014											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	47	49	44	37	49	11	10	12	16	20	14
February	33	36	39	30	37	14	16	13	20	26	22
March	57	47	65	29	45	26	28	15	16	28	25
1st Qtr Total	137	132	148	96	131	51	54	40	52	74	61
April	38	41	54	43	34	17	17	15	15	30	28
May	38	38	60	31	38	10	12	11	23	18	22
June	39	47	39	30	42	19	20	16	15	19	16
2nd Qtr Total	115	126	153	104	114	46	49	42	53	67	66
July	34	34	34	38	29	10	14	13	28	24	20
August	64	53	36	34	29	14	23	12	22	21	19
September	40	47	34	22	25	13	19	16	15	25	24
3rd Qtr Total	138	134	104	94	83	37	56	41	65	70	63
October	33	45	35	38	26	12	13	20	27	16	12
November	35	44	28	25	16	16	13	22	17	24	22
December	37	31	32	25	28	9	7	19	23	24	23
4th Qtr Total	105	120	95	88	70	37	33	61	67	64	57
Year Total	495	512	500	382	398	171	192	184	237	275	247



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
1st Quarter	January	12	14	16	21	18	24	25	33	40	
	February	16	21	15	13	19	17	37	36	24	
	March	21	26	22	17	22	28	35	47	52	
	Q1 Total	49	61	53	51	59	69	97	116	128	
2nd Quarter	April	17	21	18	29	33	28	35	38	21	
	May	26	30	19	15	35	38	33	37	35	
	June	15	21	22	15	25	41	34	40	52	
	Q2 Total	58	72	59	59	93	107	102	115	127	
3rd Quarter	July	15	14	21	42	21	28	41	32	42	
	August	15	22	15	27	32	20	48	76	48	
	September	19	17	35	41	42	30	33	30	28	
	Q3 Total	49	53	71	110	95	78	122	138	130	
4th Quarter	October	16	19	22	72	18	23	41	32	23	
	November	13	18	28	21	23	45	31	49	17	
	December	15	38	15	26	26	35	24	32	32	
	Q4 Total	44	75	65	119	67	103	96	113	72	
	Year End	200	261	248	339	314	357	417	482	430	395



DEVELOPMENT ACTIVITY

New development includes application for annexation, subdividing property, residential and commercial subdivisions, conditional use permits and site plan review for expanding a building or construction one or more new buildings on a parcel of land from 2004 through 2014.

City of Grand Junction Development Applications Submitted											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	16	19	40	39	31	26	12	13	27	22	26
February	17	31	41	34	35	19	12	15	14	18	19
March	20	38	41	42	42	32	12	23	19	18	12
1st Qtr Total	53	88	122	115	108	77	36	51	60	58	57
April	25	37	34	32	35	27	17	17	7	27	18
May	37	25	28	29	23	23	14	18	21	12	15
June	31	32	32	29	43	20	29	29	19	27	22
2nd Qtr Total	93	94	94	90	101	70	60	64	47	66	55
July	24	17	24	24	34	18	16	20	17	18	19
August	46	34	35	41	23	14	14	16	19	19	16
September	26	21	36	45	32	22	18	14	10	26	18
3rd Qtr Total	96	72	95	110	89	54	48	50	46	63	53
October	32	20	29	21	36	17	10	25	23	19	16
November	19	24	30	25	21	19	19	22	14	14	17
December	37	44	32	32	24	17	9	23	12	15	16
4th Qtr Total	88	88	91	78	81	53	38	70	49	48	49
Year Total	330	342	402	393	379	254	182	235	202	235	214

**City of GJ Development Applications
By Quarter 2004-2014**

